

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 22, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAR-32541 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARQUIS NAVE - Request for a Variance TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED, TO ALLOW A 11-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED AND TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED on 0.08 acres at the southeast corner of "C" Street and Jackson Avenue (APN 139-27-111-053), C-2 (General Commercial) Zone, Ward 5 (Barlow)

C.C.: 02/18/2009

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

5

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after Final Agenda – Protest Postcards

Motion made by RICHARD TRUESDELL to Hold in abeyance Items 52-54 to 2/26/2009

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

VICKI QUINN, GLENN TROWBRIDGE, RICHARD TRUESDELL, BYRON GOYNES;
(Against-None); (Abstain-None); (Did Not Vote-None); (Excused-STEVEN EVANS, KEEN ELLSWORTH)

Minutes:

Meeting recessed at 7:49 p.m. and reconvened at 8:04 p.m.

CHAIR TROWBRIDGE declared the Public Hearing open for Items 52-54.

DOUG RANKIN, Planning and Development, explained that the Variance is a self-imposed hardship and recommended denial, on all applications. MR. RANKIN indicated an unusual

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parking condition. In order to meet the parking standards for a mixed-use project, the garage on site would need to be open for public use during normal business hours to provide adequate parking.

SHAWN LOGAN, 501 Aaron Way, Boulder City, appeared on behalf of MARQUIS NAVE and read comments dealing with the history on the property.

DETRIC SANFORD, 307 West Van Buren Avenue, and JACKIE BRADLEY, 1317 Manposs Circle, spoke in opposition of the mixed-use project. MR. SANFORD could support residential and is willing to work with the applicant to bring a successful project to the neighborhood. MS. BRADLEY agreed with MR. SANFORD'S comments and added that she wants to see the neighborhood with one-story dwellings.

MR. LOGAN rebutted that MR. NAVE would love to rebuild residential, but he was not informed that he could do so, and he is held to a C-2 (General Commercial) zoning with a mixed-use project. MARGO WHEELER, Director of Planning and Development, remarked that MR. LOGAN made a clear representation of MR. NAVE'S wishes. Based on MR. LOGAN'S comments, she suggested a 30-day abeyance to allow staff to work with him on different options.

COMMISSIONER GOYNES stated that years ago there was an attempt to bring these parcels into consistent conformance to residential. He asked if there has been discussion to look at C-2 parcels in this area to do what was done along Decatur Boulevard and Rancho Road. MS. WHEELER commented that the property is located immediately on Jackson Street, which has a strong commercial history, whereas, Monroe Avenue, Van Buren Avenue and Madison Avenue do not. She reiterated that it would be appropriate to give staff more time to meet with MR. LOGAN to discuss other options.

MR. LOGAN stated that according to what MR. NAVE was told, he decided to pursue the mixed use and create a business. COMMISSIONER GOYNES remarked that he would not support any type of business operation because it should be on Jackson Avenue west of D Street, as this area is residential. He hopes to see a one-story residential structure, so it is compatible with the surrounding area. In response to MR. LOGAN'S question as to why the C-2 zoning is appropriate to the east, COMMISSIONER GOYNES replied that the area is old history from the in early 1950's and added the lot should be cleaned up as well.

CHAIR TROWBRIDGE declared the Public Hearing closed for Items 52-54.